

NEW CONSTRUCTION

[Monthly data seasonally adjusted]

Period	Total new construction expenditures	Private						Federal and State and local	Construction contracts ³	
		Total	Residential		Commercial and industrial ²	Other	Total value index (1996=100)		Commercial and industrial floor space (millions of square feet)	
			Total ¹	New housing units						
		Billions of dollars								
1993	491.0	375.1	225.1	150.9	81.5	68.5	116.0	82	589	
1994	539.2	419.0	258.6	176.4	93.3	67.1	120.2	89	744	
1995	557.8	427.9	247.4	171.4	110.9	69.7	129.9	92	862	
1996	615.9	476.6	281.1	191.1	125.2	70.4	139.3	100	875	
1997	653.4	502.7	289.0	198.1	136.6	77.1	150.7	109	1,027	
1998	705.7	551.4	314.6	224.0	151.1	85.7	154.3	122	1,223	
1999	765.9	596.3	350.6	251.3	153.1	92.7	169.5	135	1,255	
2000	820.3	641.8	374.5	265.0	164.1	103.2	178.6	142	1,240	
2001	842.5	650.0	388.7	279.8	155.8	105.5	192.5	.....	.....
2002 ^r	846.6	642.6	415.6	296.9	120.5	106.6	203.9	.....	.....
		Annual rates								
2002: Jan	860.2	651.5	403.3	286.9	138.6	109.6	208.7	.....	.....
Feb	874.3	659.4	413.5	293.8	134.9	111.0	214.9	.....	.....
Mar	855.2	655.3	413.8	295.4	131.7	109.8	199.9	.....	.....
Apr	856.9	656.7	411.8	295.6	131.0	113.8	200.2	.....	.....
May	847.1	642.2	413.5	294.9	121.9	106.8	204.9	.....	.....
June	833.7	634.6	410.8	292.8	119.1	104.7	199.1	.....	.....
July	837.8	635.7	414.0	295.2	116.8	104.9	202.1	.....	.....
Aug	829.8	627.1	409.3	292.7	113.4	104.4	202.8	.....	.....
Sept	832.2	626.5	412.2	296.7	110.1	104.2	205.7	.....	.....
Oct	840.0	636.8	418.0	299.7	111.3	107.5	203.2	.....	.....
Nov ^r	850.5	643.8	427.2	304.8	112.7	103.9	206.7	.....	.....
Dec ^r	863.4	655.5	441.5	315.8	110.6	103.4	207.9	.....	.....
2003: Jan ^p	877.9	667.9	452.6	328.6	110.7	104.6	210.0	.....	.....

¹ Includes residential improvements, not shown separately.

² Includes hotels and motels.

³ F.W. Dodge series.

Sources: Department of Commerce (Bureau of the Census) and The McGraw-Hill Companies, Inc., F.W. Dodge Division.

NEW PRIVATE HOUSING AND VACANCY RATES

[Thousands of units or houses, except as noted]

Period	New private housing units						New private houses		Vacancy rate for rental housing units (percent) ³
	Units started, by type of structure				Units authorized	Units completed	Houses sold	Houses for sale at end of period ²	
	Total	1 unit	2-4 units ¹	5 units or more					
1993	1,287.6	1,125.7	29.4	132.6	1,199.1	1,192.7	666	293	³ 7.3
1994	1,457.0	1,198.4	35.2	223.5	1,371.6	1,346.9	670	336	7.4
1995	1,354.1	1,076.2	33.8	244.1	1,332.5	1,312.6	667	370	7.6
1996	1,476.8	1,160.9	45.3	270.8	1,425.6	1,412.9	757	322	7.8
1997	1,474.0	1,133.7	44.5	295.8	1,441.1	1,400.5	804	281	7.7
1998	1,616.9	1,271.4	42.6	302.9	1,612.3	1,474.2	886	294	7.9
1999	1,640.9	1,302.4	31.9	306.6	1,663.5	1,604.9	880	308	8.1
2000	1,568.7	1,230.9	38.7	299.1	1,592.3	1,573.7	877	298	8.0
2001	1,602.7	1,273.3	36.6	292.8	1,636.7	1,570.8	908	308	8.4
2002 ^r	1,705.8	1,358.9	38.4	308.5	1,728.6	1,649.1	976	339	9.0
Seasonally adjusted annual rates									
2002: Jan	1,713	1,344	67	302	1,686	1,607	870	310	.....
Feb	1,788	1,472	43	273	1,766	1,669	937	314	.....
Mar	1,675	1,298	49	328	1,629	1,576	915	316	9.1
Apr	1,566	1,261	27	278	1,631	1,650	932	324	.....
May	1,742	1,380	37	325	1,676	1,702	974	329	.....
June	1,692	1,344	46	302	1,706	1,587	947	329	8.5
July	1,652	1,319	31	302	1,712	1,614	958	331	.....
Aug	1,631	1,249	31	351	1,666	1,710	1,047	331	.....
Sept	1,808	1,452	36	320	1,733	1,652	1,056	332	9.1
Oct	1,660	1,375	32	253	1,772	1,579	^r 1,001	^r 336	.....
Nov ^r	1,761	1,404	34	323	1,738	1,720	1,035	338	.....
Dec ^r	1,847	1,479	36	332	1,887	1,674	1,077	339	9.4
2003: Jan ^p	1,850	1,510	37	303	1,779	1,592	914	346	.....

¹ Derived; seasonally adjusted monthly data for 2-4 housing units started are no longer published.

² Seasonally adjusted.

³ Revised series beginning 1994; data for 1993 reflect the revision. Quarterly data entered in last month of quarter.

NOTE.—Beginning 1994, units authorized are for 19,000 places. For other data shown, units authorized are for 17,000 places.

Beginning 1999, housing starts, completions, and sales are not directly comparable with earlier data due to new estimation methods.

Source: Department of Commerce, Bureau of the Census.